FORM D

UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549

RECEIVED

OMB APPROVAL OMB Number:

3235-0076 April 30, 2008

Expires: Estimated average burden

Phours per response.

FORM D

NOTICE OF SALE OF SECENTIES PURSUANT TO REGULATION D SECTION 4(6), AND/OR

SEC USE ONLY Prefix Serial DATE RECEIVED

UNIFORM LIMITED OFFERING EXE	MPTION	
Name of Offering (check if this is an amendment and name has changed, and indicate changed	e.)	
Tenant-in-Common Interests in the Hunter's Ridge Shopping Center		
Filing Under (Check box(es) that apply):	ıle 506 Section 4(6) UL	OE
A. BASIC IDENTIFICATION DAT	A	<u></u>
Enter the information requested about the issuer		
ame of Issuer (check if this is an amendment and name has changed, and indicate change	2.)	
Covington Hunter's Ridge Acquisition, LLC		
ddress of Executive Offices (Number and Street, City, State, Zip Code) 30 S. Wacker Drive, Suite 2750, Chicago, IL 60606	Telephone Number (Including Area Code) (312) 669-1200	
ddress of Principal Business Operations (Number and Street, City, State, Zip Code) f different from Executive Offices)	Telephone Number (Including Area Code)	
rief Description of Business		
The acquisition, lease and sale of undivided tenant-in-common interests in real excommunity located in Houston, Texas.	state, specifically a 312-unit garden-style	apartment
ype of Business Organization ☐ corporation ☐ limited partnership, already formed ☐ business trust ☐ limited partnership, to be formed	other (please specify): Limited Liabilit	y Company
Month Year	P	ROCES
ctual or Estimated Date of Incorporation or Organization: 0 6 0 6	☐ Actual ☐ Estimated	
risdiction of Incorporation or Organization: (Enter two-letter U.S. Postal Service abbreviation CN for Canada: FN for other foreign jurisdiction		EP 1921
ENERAL INSTRUCTIONS	- I	HOMSO
ederal: The Must File: All issuers making an offering of securities in reliance on an exemption under 5 U.S.C. 77d(6).		INANCIA et seq. or
When to File: A notice must be filed no later than 15 days after the first sale of securities in the ecurities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC fler the date on which it		
ue, on the date it was mailed by United States registered or certified mail to that address.		
There to File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington	, D.C. 20549	
opies Required: Five (5) copies of this notice must be filed with the SEC, one of which must ust be photocopies of the manually signed copy or bear typed or printed signatures.	be manually signed. Any copies not manually	signed
aformation Required: A new filing must contain all information requested. Amendments need nanges thereto, the information requested in Part C, and any material changes from the inform ppendix need not be filed with the SEC.		
iling Fee: There is no federal filing fee.	}	
tate: This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULC) TLOE and that have adopted this form. Issuers relying on ULOE must file a separate notice wire to be, or have been made. If a state requires the payment of a fee as a precondition to the clecompany this form. This notice shall be filed in the appropriate states in accordance with stands notice and must be completed.	th the Securities Administrator in each state value for the exemption, a fee in the proper amount	where sales ount shall
ATTENTION		
ailure to file notice in the appropriate states will not result in a loss of the feder ppropriate federal notice will not result in a loss of an available state exemptior ling of a federal notice.		
Persons who respond to the collection of information contains required to respond unless the form displays a currently valid Of		1 of 11

CHICAGO_1448135_1

		A. BASIC IDENTI	FICATION DATA		
2. Enter the information requ	ested for the follow	ing:		·	
		s been organized within the			
issuer;			e vote or disposition of, 10%		
		="	te general and managing part	ners of partnership	issuers; and
Each general and mana					
Check Box(es) that Apply:	Promoter	☐ Beneficial Owner	☐ Executive Officer	☐ Director	General and/or Managing Partner
Full Name (Last name first, if	•				
Covington Hunter's Business or Residence Address					
30 S. Wacker Drive, St					
Check Box(es) that Apply:	⊠ Promoter	☐ Beneficial Owner	☐ Executive Officer	Director	☐ General and/or Managing Partner
Full Name (Last name first, if	•				
Covington Realty Pa					
Business or Residence Address 30 S. Wacker Drive, Su					
Check Box(es) that Apply:	☐ Promoter	Beneficial Owner	☑ Executive Officer	☐ Director	☐ General and/or Managing Partner
Full Name (Last name first, if	individual)				
Business or Residence Address	s (Number and Stre	et, City, State, Zip Code)			
Check Box(es) that Apply:	Promoter	☐ Beneficial Owner	☑ Executive Officer	☐ Director	General and/or Managing Partner
Full Name (Last name first, if	individual)				
Business or Residence Addres	s (Number and Stre	et, City, State, Zip Code)			
Check Box(es) that Apply:	Promoter	☐ Beneficial Owner		Director	General and/or Managing Partner
Full Name (Last name first, if	individual)				
Business or Residence Addres	s (Number and Stre	et, City, State, Zip Code)			
Check Box(es) that Apply:	□ Promoter	☐ Beneficial Owner	☐ Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, if	individual)				
Business or Residence Addres	s (Number and Stre	et, City, State, Zip Code)			
Check Box(es) that Apply:	Promoter	Beneficial Owner	☑ Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, if	individual)				
Business or Residence Addres	s (Number and Stre	et, City, State, Zip Code)			
	·			1 1000	

(Use blank sheet, or copy and use additional copies of this sheet, as necessary.)

B. INFORMATION ABOUT OFFERING												
1. Has	the issuer s	old, or doe						in this offe	•		Yes	No ⊠
2. Wha	t is the min	iimum inve	stment that	will be ac	cepted from	m any indi	vidual?		•••••	••••••••	\$154,7	99*
3. Does	the offerin	ng permit jo	oint owners	hip of a si	ngle unit?.						Yes . ⊠	No
comi offer and/o	nission or ing. If a pe or with a st	similar remerson to be ate or state	nuneration: listed is an s, list the n	for solicitates associated ame of the	tion of pure I person or broker or o	chasers in a agent of a dealer. If m	connection broker or on nore than fi	given, dire with sales dealer regis ve (5) perso for that bro	of securition tered with ons to be li	the SEC sted are		
	me (Last na Shirley	ame first, i	findividual)								
			ss (Number		t, City, Sta	te, Zip Coo	de)					
	f Associate en Falk &											
	Steven Falk & Associates, Inc. States in Which Person Listed Has Solicited or Intends to Solicit Purchasers (Check "All States" or check individual States)											Il States
[AL] [AK] [AZ] [AR] [CA] [CO] [CT] [DE] [DC] [FL] [GA] [HI] [IL] [IN] [IA] [KS] [KY] [LA] [ME] [MD] [MA] [MI] [MN] [MS] [MT] [NE] [NV] [NH] [NJ] [NM] [NY] [NC] [ND] [OH] [OK] [OR] [RI] [SC] [SD] [TN] [TX] [UT] [VT] [VA] [WA] [WV] [WI] [WY]											[ID] [MO] [PA] [PR]	
	me (Last na		f individual)						-		
Busines	s or Reside	ence Addre	ss (Number		t, City, Sta	te, Zip Coo	de)					
	f Associate		r Dealer			· · · · · · · · · · · · · · · · · · ·						
States in (Che	n Which Peck "All St	erson Listed	d Has Solic	ited or Inte	ends to Sol	icit Purcha	sers				🗆 A	Il States
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Hil	l, Marilee			<u></u>	+ C'+- C+-	4. 7'- C-	J - V					
324	5 Elk Clo	ver Street	ss (Numbe , Las Veg		-	te, Zip Co	ae)					
	Name of Associated Broker or Dealer Steven Falk & Associates, Inc.											
			d Has Solic eck individ								🗌 A	Il States
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^{*} A smaller amount may be accepted by the company in its sole discretion.

				В.	INFORMA	ATION ABO	OUT OFFE	RING				
1. Has t	the issuer s	old, or doe					l investors n 2, if filing		-		Yes	No
2. Wha	t is the min	imum inve	stment that	will be ac	cepted from	m any indi	vidual?		••••••		\$154,7	99*
				•	_						Yes ⊠	No
comr offer and/o	nission or ing. If a po or with a st	similar remerson to be ate or state	nuneration i listed is an s, list the n	for solicita associated ame of the	tion of pure I person or broker or o	chasers in a gent of a dealer. If m	be paid or connection broker or conore than fin formation	with sales lealer regis ve (5) pers	of securitie tered with ons to be li	the SEC sted are		
	me (Last na c, Linda	ame first, it	f individual)								
			ss (Number 0, Costa I		•	te, Zip Coo	de)					
Name o	f Associate	d Broker o										
States in		rson Listed							· · · ·			
States in Which Person Listed Has Solicited or Intends to Solicit Purchasers (Check "All States" or check individual States)												
[AL] [IL]	[AK] [IN]	[AZ] [IA]	[AR] [KS]	[<u>CA</u>] [KY]	[CO] [LA]	[CT] [ME]	[DE] [MD]	[DC] [MA]	[FL] [MI]	[GA] [MN]	[HI] [MS]	[ID] [MO]
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Kos	sanke, Ma	rk				***************************************						_
			ss (Number ad #250, T		•	te, Zip Coo	de)					
		ed Broker o		-						···		
States in	n Which Pe	erson Listed	d Has Solic									U Ctotoo
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		ed Broker o ocial Partne										
			d Has Solic eck individ								🗌 A	Il States
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[RI]	[SC]	[SD]	[TN]	[TX]	[UT]	[VT]	[VA]	[WA]	[WV]	[WI]	[WY]	[PR]

^{*} A smaller amount may be accepted by the company in its sole discretion.

B. INFORMATION ABOUT OFFERING												
1. Has	the issuer s	old, or doe			•		l investors		•		Yes	No
2. Wha	it is the min	imum inve	stment tha	t will be ac	cepted from	m any indi	vidual?	•••••••			\$154,7	99*
3. Does	s the offerir	ng permit jo	oint owners	ship of a si	ngle unit?.	••••	•••••		••••••		Yes	No
4. Enter the information requested for each person who has been or will be paid or given, directly or indirectly, any commission or similar remuneration for solicitation of purchasers in connection with sales of securities in the offering. If a person to be listed is an associated person or agent of a broker or dealer registered with the SEC and/or with a state or states, list the name of the broker or dealer. If more than five (5) persons to be listed are associated persons of such a broker or dealer, you may set forth the information for that broker or dealer only. Full Name (Last name first, if individual)												
Full Name (Last name first, if individual) Lynch, Mike												
Busines	Business or Residence Address (Number and Street, City, State, Zip Code) 1333 2nd Street #600, Santa Monica, CA 90401											
Name o	f Associate ect Capital	d Broker o		iicu, Orr	70101							
	n Which Pe										🗆 A	ll States
(Check "All States" or check individual States). All [AL] [AK] [AZ] [AR] [CA] [CO] [CT] [DE] [DC] [FL] [GA] [HI] [IL] [IN] [IA] [KS] [KY] [LA] [ME] [MD] [MA] [MI] [MN] [MS] [MT] [NE] [NV] [NH] [NJ] [NM] [NY] [NC] [ND] [OH] [OK] [OR] [RI] [SC] [SD] [TN] [TX] [UT] [VT] [VA] [WA] [WV] [WI] [WY]											[ID] [MO] [PA] [PR]	
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Busines	ss or Reside		•		• .	te, Zip Coo	de)	•		, · · · · · · · · · · · · · · · · · · ·	_	
Name o	of Associate ect Capital	ed Broker o						; ***				
States in (Che	n Which Pe eck "All Sta	erson Listed	d Has Solic	ited or Inte	ends to Sol	icit Purcha	sers					ll States
[AL] [IL] [MT] [RI]	[AK] [IN] [NE] [SC]	[AZ] [IA] [NV] [SD]	[AR] [KS] [NH] [TN]	[CA] [KY] [NJ] [TX]	[CO] [LA] [NM] [UT]	[CT] [ME] [NY] [VT]	[DE] [MD] [NC] [VA]	[DC] [MA] [ND] [WA]	[FL] [MI] [OH] [WV]	[GA] [MN] [OK] [WI]	[HI] [MS] [OR] [WY]	[ID] [MO] [PA] [PR]
Full Na	me (Last na	ame first, i	f individua	1)								
Busines	ss or Reside	ence Addre	ss (Numbe	r and Stree	t, City, Sta	te, Zip Co	de)					
Name o	of Associate	ed Broker o	or Dealer									
States in Which Person Listed Has Solicited or Intends to Solicit Purchasers (Check "All States" or check individual States)									Il States			
[AL] [IL] [MT] [RI]	[AK] [IN] [NE] [SC]	[AZ] [IA] [NV] [SD]	[AR] [KS] [NH] [TN]	[CA] [KY] [NJ] [TX]	[CO] [LA] [NM] [UT]	[CT] [ME] [NY] [VT]	[DE] [MD] [NC] [VA]	[DC] [MA] [ND] [WA]	[FL] [MI] [OH] [WV]	[GA] [MN] [OK] [WI]	[HI] [MS] [OR] [WY]	[ID] [MO] [PA] [PR]

^{*} A smaller amount may be accepted by the company in its sole discretion.

	C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE O)F P	ROCEEDS	S		
1.	Enter the aggregate offering price of securities included in this offering and the total amount already sold. Enter "0" if answer is "none" or "zero." If the transaction is an exchange offering, check this box \(\square\) and indicate in the columns below the amounts of the securities offered for exchange and already exchanged		*****			
	Type of Security		Aggregate ffering Pr		Am	Sold
	Debt	\$	-0-		\$	-0-
	Equity	\$	- 0-		\$	-0-
	Common Preferred					
	Convertible Securities (including warrants)	\$	-0-		\$	-0-
	Partnership Interests	\$	-0-		\$	-0-
	Other (Specify <u>Undivided fractional interests in real estate</u>)	\$	5,159,964		\$ 3	3,569,943.70
	Total	\$	5,159,964		\$	3,569,943.70
	Answer also in Appendix, Column 3, if filing under ULOE.					
2.	Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero."					Aggregate
			Number Investors			ollar Amount f Purchases
	Accredited Investors	_	13		\$	3,569,943.70
	Non-accredited Investors	_	-0-		\$	-0-
	Total (for filings under Rule 504 only)	_			\$	
	Answer also in Appendix, Column 4, if filing under ULOE.					
3.	If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C – Question 1.					
	Type of Offering		Type of		Do	ollar Amount Sold
			Security		\$	Sola
	Rule 505	_		—		
	Regulation A				\$	<u></u>
	Rule 504			—	\$	<u></u>
	Total	_		—	\$	
4.	a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the issuer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate.					
	Transfer Agent's Fees			\boxtimes	\$	-0-
	Printing and Engraving Costs			\boxtimes	\$	-0-
	Legal Fees	•••••		\boxtimes	\$	130,000
	Accounting Fees			\boxtimes	\$	0-
	Engineering Fees			\boxtimes	\$	-0-
	Sales Commission (specify finders' fees separately)			\boxtimes	\$	619,196
	Other Expenses (identify) Marketing, Formation and other costs			\boxtimes	\$	-0-
	Total			\boxtimes	\$	749,196

	c. orramidi	PRICE, NUMBER OF INVESTORS, EXPENSES A	USE OF	ROCEEDS	
b.	and total expenses furnished in resp	gregate offering price given in response to Part C conse to Part C – Question 4.a. This difference is	the "adjusted	i	\$ 4,410,768
5.	each of the purposes shown. If the a check the box to the left of the estir	djusted proceeds to the issuer used or proposed to amount for any purpose is not known, furnish an enate. The total of the payments listed must equal to him response to Part C – Question 4.b above.	stimate and		
				Payments to Officers, Directors & Affiliates	Paymer To Other
	Salaries and fees		🛛	\$ 431,975	⊠ \$ 88,5
	Purchase of real estate		🛛	\$ 0	\$ 2,732,49
	Purchase, rental or leasing and	installation of machinery and equipment	🛛	\$ 0	⊠ \$ 0
	Construction or leasing of plan	t buildings and facilities	🛛	\$ 0	<u> </u>
	offering that may be used in ex	(including the value of securities involved in this change for the assets or securities of another issue	er	\$ 0	⋈ \$ 0
	•				
	Working capital		🛛	\$ 0	\$ 685,000
	Other (specify): Escrow and Fi	nancing Cost	🛛	\$ 0	\$ 472,794
	Column Totals		×	\$ 431,975	\$ 3,978,79
	Total Payments Listed (column	totals added)	•••••	⊠ <u>\$</u>	4,410,768
		D. FEDERAL SIGNATURE		 	
fol	lowing signature constitutes an under	b be signed by the undersigned duly authorized pertaking by the issuer to furnish to the U.S. Securit ished by the issuer to any non-accredited investor	ies and Exch	ange Commissi	on, upon writter
_	uer (Print or Type)	Signature		Date	
Co	vington Hunter's Ridge Acquisition, LLC		-	9/12/1)b
	me of Signer (Print or Type)	Title of Signer (Print or Type) Vice President, Covington Realty Partners Acquisition, LLC	, LLC, Man	ager of Covingt	on Hunter's Rid

-ATTENTION-

Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)

	E. STATE SIGNATURE								
	presently subject to any of the disqualification provisions Yes	No							
See Appendix, Column 5, for state response.									
2. The undersigned issuer hereby undertakes to furnish to any state administrator of any state in which this notice is filed, a new Form D (17 CFR 239.500) at such times as required by state law.									
3. The undersigned issuer hereby undertakes to furnish to the state administrators, upon written request, information furnish issuer to offerees.									
4. The undersigned issuer represents that the issuer is familiar with the conditions that must be satisfied to be entitled to the U Limited Offering Exemption (ULOE) of the state in which this notice is filed and understands that the issuer claiming the of this exemption has the burden of establishing that these conditions have been satisfied.									
The issuer has read this notification and kno undersigned duly authorized person.	ws the contents to be true and has duly caused this notice to be signed on its b	ehalf by the							
Issuer (Print or Type)	Signature Date,								
Covington Hunter's Ridge Acquisition, LLC	5 5 9 12 06								
Name (Print or Type)	Title (Print or Type)								
Scott Shanaberger	Vice President, Covington Realty Partners, LLC, Manager of Covington Hunto Acquisition, LLC	er's Ridge							

Instruction:

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

APPENDIX

1		2	3 Type of security				5 Disqualification under State ULOE		
	to non-a	to sell ccredited s in State -Item 1)	and aggregate offering price offered in state (Part C-Item 1)		amount pur	investor and rchased in State C-Item 2)		explar waiver	s, attach nation of granted) E-Item 1)
State	Yes	No		Number of Accredited Investors	Amount	Amount	Yes	No	
AL						Investors			
AK									
AZ									
AR									
CA		⊠	Undivided tenant in common interests in real estate \$5,159,964	6	\$ 1,108,686.46	0	N/A		⊠
со									
СТ									
DE									
DC									
FL		⊠	Undivided tenant in common interests in real estate \$5,159,964	2	\$925,000	0	N/A		
GA									
ні									
ID									
IL							-		
IN									
IA									
KS									
KY									
LA									
ME									
MD							<u> </u>		
MA		⊠	Undivided tenant in common interests in real estate \$5,159,964	1	\$339,911.76	0	N/A		⊠
MI		×	Undivided tenant in common interests in real estate \$5,159,964	1	\$209,386.75	0	N/A		⊠

APPENDIX

1	Intend to non-a investors	to sell ccredited s in State -Item 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)			under St (if yes explar waiver	5 alification tate ULOE s, attach nation of r granted) E-Item 1)		
		2.7		Number of Accredited		Number of Non-Accredited			
State MN	Yes	No 🗆		Investors	Amount	Investors	Amount	Yes	No 🗆
MS									
МО									
MT									
NE									
NV									
NH									
NJ									
NM					•				
NY									
NC									
ND									
ОН									
ОК									
OR									
PA						V17 d165			
RI		⊠	Undivided tenant in common interests in real estate \$5,159,964	I	\$515,000	0	N/A		×
SC									
SD									
TN									
TX		×	Undivided tenant in common interests in real estate \$5,159,964	l	\$154,799	0	N/A		
UT									
VT									
VA		×	Undivided tenant in common interests in real estate \$5,159,964	1	\$317,159.73	0	N/A		
WA									

					APPENDIX						
1		2	3		4						
	Intend to sell to non-accredited investors in State (Part B-Item 1) Type of security and aggregate offering price in state (Part C-Item 1)				Type of investor and amount purchased in State (Part C-Item 2)						
	(Tart B		(1 art C-1CIII 1)	Number of	(1 art	Number of		(1 artiz	E-Item 1)		
State	Yes	No		Accredited Investors	Amount	Non-Accredited Investors	Amount	Yes	No		
wv											
WI											
WY											
PR											